



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Special Use Permit Approval – 491 Eastern Boulevard

DATE: February 24, 2011

Request: Special Use Permit Approval to allow the construction of a 104' Monopole Communications Tower and related appurtenances at the rear of 491 Eastern Boulevard, Parcel Number 5-26-103.007.

Applicant: Michael E. Cusack, Esq. on behalf of St. Lawrence Seaway Cellular Partnership d/b/a Verizon Wireless.

Proposed Use: Wireless Communications Tower.

Property Owner: Parkside Bible Church of the Christian & Missionary Alliance.

Submitted:

8 ½" x 11" Copy of Parcel Map: Yes	A Sketch of the Site to Scale: Yes
Completed Part I of an Environmental Assessment Form: Yes	SEQRA: Type I Action
County Planning Board Review Required: Yes	Zoning District: Light Industrial

Comments: The applicant is proposing to construct a 104' Monopole Communications Tower and related appurtenances such as twelve panel antennas, one GPS unit, an unmanned equipment shelter measuring 12' x 30', microwave dish antennas, fencing, a driveway and small gravel parking area and all related ground equipment and utility services. The proposed location for the tower is at the rear of the Parkside Bible Church property located at 491 Eastern Boulevard.

Paragraph F of Section 310-4 (Residence "A" Districts) of the Zoning Ordinance allows public utility structures or facilities when necessary to the servicing of a neighborhood upon approval of the City

Council after a public hearing. In addition to a public hearing and approval by the City Council, Special Use Permits require a recommendation from the Planning Board. The procedure is outlined in Section 310.67 of the Zoning Ordinance. Special Use Permit standards can be found in Section 310-52.3 and are as follows:

- A. General Standards. In granting a special use permit, the City Council may specify appropriate conditions and safeguards in harmony with the following rules and standards. These conditions will be in addition to any that may be imposed as part of site plan approval.
- (1) The use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of adjacent districts. The nature and intensity of the operations involved in or conducted in connection with it shall be compatible with the general character and intensity of development of the neighborhood.
 - (2) The use's relation to streets giving access to it shall be such that traffic to and from the use will not be hazardous or inconvenient to the neighborhood or conflict with the normal traffic of the neighborhood. Convenient routes of pedestrian traffic shall be considered in relation to main traffic thoroughfares and to street intersections.
 - (3) The use's site layout shall minimize the inconvenience to the neighborhood by providing adequate parking and adequate visual and noise buffering. The parking requirements of this chapter shall be considered the minimum. The buffer composition, density and width shall be determined after considering the type of proposed use, type of uses surrounding it and the distance from the surrounding uses.

As is noted above, the Planning Board, in its recommendation for approval, and the City Council in granting a special use permit for the project, may specify appropriate conditions and safeguards in harmony with the standards listed above. As a condition of its recommendation for approval, the Planning Board may wish to consider requiring that the applicant allow other wireless carriers to utilize the proposed tower as a continued condition of the permit. This would minimize the possibility of a proliferation of similar towers in the immediate area by competing companies. As can be seen in Tab 8 of the Site Plan Application, Verizon Wireless has submitted a letter indicating their willingness to build a tower that has the capacity for co-location (shared use) by two additional wireless providers having panel antenna arrays comparable to those of Verizon Wireless. If the Planning Board wishes to make this an absolute requirement, it should include language to that effect in the motion recommending approval.

SEQR: The proposed construction of this tower is considered a Type I Action pursuant to the State Environmental Quality Review Act (SEQR). Section 617.4 of SEQR lists various Type I Actions. Paragraph B (7) of that section states "any structure exceeding 100 feet above original ground level in a locality without any zoning regulation pertaining to height" is a Type I Action. Part 1 of the Full Environmental Assessment Form has been completed along with a Visual EAF Addendum and submitted as part of the application.

Site Plan Review: This project will also require site plan approval. After making a recommendation on the Special Use Permit, the Planning Board will have to act on the site plan approval application. A separate report for the site plan has been prepared and is part of the agenda package.

Summary: If the Planning Board wishes to require the applicant to allow other wireless carriers to utilize the proposed tower as a continued condition of the permit, it should include language to that effect in the motion recommending approval. Sample language could include the following:

“The applicant shall design and construct the communications tower such that the tower has the capacity for co-location (shared use) by two additional wireless providers having panel antenna arrays comparable to those of Verizon Wireless and will negotiate in good faith with other licensed wireless service providers for future shared use of the tower.”

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney
Justin Wood, P.E., Civil Engineer II
Michael E. Cusack, Esq.
Sarah Mayberry Stevens, Verizon Wireless



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TO: City of Watertown Property Owners

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Special Use Permit Application – 491 Eastern Boulevard

DATE: February 24, 2011

This is to notify you of a pending application before the City of Watertown Planning Board for a Special Use Permit to allow the construction of a 104' Monopole Communications Tower and related appurtenances at the rear of 491 Eastern Boulevard, Parcel Number 5-26-103.007. You have been sent this notice because you own property that is within 100 feet of the property for which the request has been made.

The City Planning Board will be reviewing the request, identified as Item #5 on the enclosed Agenda, at its meeting to be held on March 1, 2011 at 4:00 p.m. in the City Council Chamber of the Municipal Building located at 245 Washington Street, Watertown, NY 13601.

A complete copy of the application can be reviewed in the City Clerk's Office or City Engineer's Office during regular business hours, Monday through Friday, 9:00 a.m. – 5:00 p.m. or on the City's website: www.watertown-ny.gov. If you have any questions, please feel free to contact me at 785-7730.